

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R45348 ✓

~~173/174/175~~
176/177

Property Information

property address: 1901-2027 S TEXAS AVE
legal description: TOWNSHIRE, BLOCK 1, ALSO SEE R115185 FOR IMPS ONLY ACCOUNT
owner name/address: CA NEW PLAN ASSET
PARTNERSHIP IV L.P.
0
NEW YORK, NY 77025-1119
full business name: Townshire Center
land use category: Comm type of business: strip center
current zoning: C3 occupancy status: partial - see comments
lot area (square feet): 612889 frontage along Texas Avenue (feet): 1080
lot depth (feet): 600 sq. footage of building: 79450
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 3 building height (feet): 20 # of stories: 2
type of buildings (specify): brick

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1957 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☒ yes ☐ no (specify) lighting
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☒ abandoned ☒ in-use
of signs: 3 type/material of sign: steel with stro
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 711
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 9x18 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 4 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☐ no (specify) @ Aaron's tractors, furniture | @ Dollar General clothing
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

→ multiple dumpsters → some enclosed, some not.
→ gas station (bldg 3) abandoned - not in use

Dollar General, Nail Tech, CiCi's Pizza, Stashions & Beauty,
Savon ofc. Supplies, Aaron's, BV Schools Credit Union,
Tops Printing (65% Vacant)
EZ Pawn, EZ Loan Money Services

$24 + 36 + 25 + 52 + 180 + 72 + 28 + 28 + 54 + 30 + 39 + 19 + 56 + 8$